

January 18, 2017

Zoning Committee Public Hearing
Angela Calvert

CALL MEETING TO ORDER:

This public hearing was called to order at 10: 15 am by Zoning Committee Member Rob Milburn, who will be standing in for Chairman Bob Schneider, who is not in attendance here today. This hearing has been posted and published as is required by Wis. Stats and LdF Zoning Ordinance 93-4. In attendance were: John Becker, Angela Calvert, Dan Shanahan, Janet Konopacki, Sue Ackland, Donna Szarek , Rob Milburn and Ann Davidson.

AGENDA

Request from Angela Calvert for approval of a 2 bedroom Bed and Breakfast establishment.

DISCUSSION

Angela Calvert informs the committee of her desire to use her home for a 2 bedroom bed and breakfast.

Donna Szarek proceeds to inform the committee of correspondence received relating to the proposed B&B.

There is discussion as to the acceptance of B&B requests and Sue Ackland informs the committee of the purpose of a public hearing and conditional use and its approval per the town ordinance.

There is discussion as to the number of B&B establishments in LDF. Dan Shanahan proposes questions as to the septic system on the property and the number of people allowed in a B&B.

Sue Ackland explains the relationship of the number of bedrooms to the septic system as well as the property owner's obligation to comply with the counties Flows and Loads requirements.

Rob Milburn discusses the property owners plans for advertising and what the town would expect in that regard. Ms. Calvert states that she plans on using the existing name sign to direct guests. Sue Ackland states that she can have 1 B&B sign on her property but it will require a permit.

Sue Ackland informs the committee of the property owners past history with the town zoning department and cautions the committee on compliance of any conditions placed on the property owner.

Rob Milburn points out that there are many regulating entities that come into play with this request, namely, the state, the county and the town and that all entities must be satisfied. Rob also states that the non-rental guest house is off the table for discussion since it cannot be considered as part of the B&B.

There is ongoing discussion as to the number of bedrooms in the main home.

All committee members voice concerns regarding to the adequacy of the septic system.

The concern of Lake Access is addressed and the use of markers along the walking path to the lake to eliminate the possibility of trespass onto neighbor's property by rental guests is suggested. **This will be a condition of the permit.**

It is also suggested that there be no boat access by guests on the lake from Ms. Calvert's property. This does not mean that guests cannot bring a boat and launch the boat at a public boat landing. **This will be a condition of the permit.**

Dan Shanahan makes a suggestion to limit the number of guests to a maximum of 4 people in the B&B. **This will be a condition of the permit.**

Parking space was discussed.

Neighbor, Ann Davidson addressed the committee on concerns of trespassers/snowmobilers.

Sue Ackland recommended that Ms. Calvert provide the town Zoning Administrator annually with all advertising sites and pamphlets used to advertise the B&B to confirm that the property is being advertised as it is represented today with regard to the requirements of the CUP. Also, that any and all signage restriction is adhered to and upheld. **This will be a condition of the permit.**

Sue Ackland also recommended that Ms. Calvert provide the town with an annual list consisting of names and contact information of all guests so that compliance can be monitored.

Rob Milburn revised the request for the contact list by stating that the town would require a guest list of names, addresses and phone numbers be provided for a maximum of 3 years. If after the 3 years it is found that she has been in compliance, the town may decide it is no longer needed. **This will be a condition of the permit.**

Rob also stated that if any discrepancies are found relating to the conditions of the CUP, that the B&B will be shut down and permit revoked. There will be no review of the circumstances. Sue Ackland asks Ms. Calvert if she understands this and Ms. Calvert confirms that she does.

Rob Milburn informs Ms. Calvert that the town is being very lenient in regards to the conditions of the permit and that her past history has made the town skeptical of her intentions.

MOTION

Rob Milburn motions that the CUP be approved with the following conditions:

1. Path to the lake must be clearly delineated with no trespassing as part of the rental agreement.
2. There is to be no docking facilities allowed.
3. There is to be a 4 guest limit in the B&B at any given time.
4. Ms. Calvert must provide the town Zoning Administrator annually all advertising media (websites and paper) used to advertise the B&B.
5. Ms. Calvert must provide the town Zoning Administrator annually for 3 years, guest list names and addresses.

Dan Shanahan seconds the motion. All committee members vote in favor and motion carries. Motion is made by Rob Milburn to adjourn.